



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF MANAGEMENT AND BUDGET
STATE PLANNING COORDINATION

December 16, 2005

Kevin McBride
Morris & Ritchie, Inc.
404 S. Bedford Street, Ste. 5
Georgetown, DE 19947

RE: PLUS review – PLUS 2005-11-14; Bedford Village

Dear Mr. McBride:

Thank you for meeting with State agency planners on November 22, 2005 to discuss the proposed plans for the Bedford Village project to be located on the west side of S. Bedford Street extension, 700 ft. south of Zoar Road and 2,100 ft. north of Route 113. According to the information received, you are seeking site plan approval for 95 residential units on 22.38 acres within the Town of Georgetown. Specifically, this project is to develop 47 single family detached houses, 40 townhouses, and 8 condominium flats over retail space.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. As the Town of Georgetown is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the Town.

Executive Summary

The following section includes some site specific highlights from the agency comments found in this letter. This summary is provided for your convenience and reference. The

full text of this letter represents the official state response to this project. **Our office notes that the applicants are responsible for reading and responding to this letter and all comments contained within it in their entirety.**

State Strategies/Project Location

A comprehensive plan amendment may be necessary. We recommend that the Town consult with their solicitor before proceeding any further with this development proposal and suggest that the applicants contact their legal counsel.

Street Design and Transportation

DelDOT recommends that the developer provide easements from the proposed commercial property to the adjoining Carmean Appraisal Group parcel (Tax Parcel 1-35-20.00-9.01) on South Bedford Street such that if that parcel is redeveloped they may be interconnected.

In the northwest corner of the property, there is a five-sided area of open space with a street around it. Where the open space and the street are proposed to come to a point, it is recommended that a curve be substituted. Pedestrian crossings are expected at this location, and it is better to provide drivers with a more standard street design when they need to be looking for pedestrians.

Natural and Cultural Resources

Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine forested scrub-shrub wetlands over most of the northern-half of subject parcel and closely mirror the occurrence of the wetland soils. The delineated wetlands should be verified by the U.S. Army Corps of Engineers through the jurisdictional determination process. Wetlands on the site should be appropriately buffered.

The project is located in the **high** nutrient reduction area requiring an 85 and 65 percent reduction in both nitrogen and phosphorus. The proposed pollution control strategy will require the completion of a nutrient budget to estimate nutrient load changes following development; documentation of these load changes will be assessed through a nutrient budget protocol. Based on a preliminary evaluation of this project using this model, the development as currently conceived, **does not** meet the prescribed TMDL nutrient reduction requirements for nitrogen and phosphorus. Preserving forest on-site and buffering wetlands could help reduce nutrient runoff from the site. It is recommended, that the applicant consider some BMPs in conjunction with other redesign changes to ensure that these reductions are attained.

The following is a complete list of comments received by State agencies:

Office of State Planning Coordination – Contact: Ann Marie Townshend 739-3090

This proposal is located within the Town of Georgetown and within an Investment Level 1 area according to the *Strategies for State Policies and Spending*, with a small portion of the site in Investment Level 2. In these areas, State policies support growth that is consistent with the relevant comprehensive plans and the character of the area. We are pleased to see a mixed use proposal that incorporates many concepts of *Better Models for Development in Delaware*, particularly the bicycle and pedestrian components and connections to adjacent parcels. We ask that you consider incorporating comments shared by State agencies to improve the proposal as it moves forward.

The Town's certified comprehensive plan identifies the parcel for future residential on the future land use map. The commercial portion of the proposal appears to be inconsistent with the certified plan. While the plan's text relating to the neighborhood planning districts addresses limited commercial uses in this area, we are concerned about the mapping discrepancy. Comprehensive Plans have the force of law in Delaware, and all development must occur in conformance with the plan. A comprehensive plan amendment may be necessary. We recommend that the Town consult with their solicitor before proceeding any further with this development proposal and suggest that the applicants contact their legal counsel.

Division of Historic and Cultural Affairs – Contact: Alice Guerrant 739-5685

There is a mid-20th c. house (S-11274) within the parcel. Historic maps and aerials show no buildings prior to this time. There is an area of medium potential for prehistoric-period archaeological sites. There is an early-20th c. historic house (S-3209) immediately adjacent to the parcel on the north, and there is an early-20th c. historic house (S-3208) and a mid-20th c. historic house (S-11254) across Bedford St. from the parcel.

The developer stated that the historic house will be maintained within the development, which DHCA appreciates. DHCA would like the opportunity to check the area for a prehistoric-period site to learn something about its location, extent, and nature prior to any ground-disturbing activities. DHCA also requests that the development be adequately landscaped to lessen the visual and noise changes to the setting.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- 1) DelDOT commends the developer for their provision of stub streets to adjacent developable lands and for their attention to details in designing a walkable mixed-use development.
- 2) DelDOT recommends that the developer provide easements from the proposed commercial property to the adjoining Carmean Appraisal Group parcel (Tax Parcel 1-35-20.00-9.01) on South Bedford Street such that if that parcel is redeveloped they may be interconnected.
- 3) In the northwest corner of the property, there is a five-sided area of open space with a street around it. Where the open space and the street are proposed to come to a point, it is recommended that a curve be substituted. Pedestrian crossings are expected at this location, and it is better to provide drivers with a more standard street design when they need to be looking for pedestrians.
- 4) Placing the first pair of parking lot accesses on the street entering the development so close to South Bedford Street Extended creates a high probability of congestion and increases the potential for accidents. The accesses should be moved farther in. At the PLUS meeting, the developer's representative indicated that those access points would be signed for use as exits only and that the flow would be one-way around the buildings. Such an arrangement could be workable if visitors to those buildings will obey the signs. Related to the access situation, DelDOT recommends that consideration be given to reorienting the commercial buildings away from South Bedford Street Extended and toward the development street to make it more of a center for the community. There is a Town requirement that buildings with frontage on both a Town street and a State street be oriented toward the State right-of-way. DelDOT recommends that the Town consider a variance in this case.
- 5) Through the US 113 North-South Study, DelDOT is presently working to develop an alignment for a limited access highway between Milford and the Maryland line at Selbyville. As indicated in the presentation materials, none of the alignments under consideration would directly affect the development. However, some of the alignments would affect South Bedford Street Extended. If they have not done so, it is recommended that the developer become familiar with the alternatives under consideration. The project manager for the study, Mr. Monroe Hite, may be reached at (302) 760-2120.
- 6) DelDOT supports the comments from the Town that sidewalks should be provided along South Bedford Street Extended and that bicycle and pedestrian access along South Bedford Street Extended should be examined further.
- 7) At the PLUS meeting, both the Town and the developer's representative mentioned that a second entrance on South Bedford Street Extended was desired.

- DelDOT normally would not permit a second entrance where there is less than 1,000 feet of frontage, but would consider a request in this regard on its merits.
- 8) The developer's site engineer should contact Mr. John Fiori, the Subdivision Manager for Sussex County, regarding the specific requirements for access. He may be reached at (302) 760-2260.

The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-9071

Green Infrastructure

Portions or all of the lands associated with the proposal are within the Livable Delaware Green Infrastructure area established under Governor Minner's Executive Order #61 that represents a network of ecologically important natural resource lands of special state conservation interest. Green infrastructure is defined as Delaware's natural life support system of parks and preserves, woodlands and wildlife areas, wetlands and waterways, productive agricultural and forest land, greenways, cultural, historic and recreational sites and other natural areas all with conservation value. Preserving Delaware's Green Infrastructure network will support and enhance biodiversity and functional ecosystems, protect native plant and animal species, improve air and water quality, prevent flooding, lessen the disruption to natural landscapes, provide opportunities for profitable farming and forestry enterprises, limit invasive species, and foster ecotourism. Voluntary stewardship by private landowners is essential to green infrastructure conservation in Delaware, since approximately 80 percent of the State's land base is in private hands. It is in that spirit of stewardship that the Department appeals to the landowner and development team to protect sensitive resources through an appropriate site design.

Soils

According to the Sussex County soil survey Hammonton, Pepperbox, Hurlock, Portsmouth, and Mullica were mapped in the immediate vicinity of the proposed project. Hammonton and Pepperbox are moderately well-drained soil of low-lying upland that have moderate limitations for development. Hurlock, Portsmouth, and Mullica are poorly to very poorly-drained wetland associated (hydric) soils have severe limitations for development.

Wetlands

Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine forested scrub-shrub wetlands over most of the northern-half of subject parcel and closely mirror the occurrence of the wetland soils. These wetlands provide water quality benefits,

attenuate flooding and provide important habitat for plants and wildlife. Vegetated buffers of no less than 100 feet should be employed from the edge of the wetland complex. The developer should note that both DNREC and Army Corps of Engineers discourage allowing lot lines to contain wetlands to minimize potential cumulative impacts resulting from unauthorized and/or illegal activities and disturbances that can be caused by homeowners.

It is also recommended that the Farm Services Agency of the USDA be contacted to assess whether the farmed wetlands on subject parcel meet the recognized criteria for classification as "prior converted wetlands." Prior converted wetlands are farmed wetlands that have drained or altered before December 23, 1985, and no longer meet the wetland criteria established under the 404 program. Such wetlands are considered exempt from regulatory protection provided that there is no proof of a continuous "fallow period" of five years or greater in that parcel's cropping history. Parcels converted after said date regardless of cropping history are considered jurisdictional by the Army Corps of Engineers (ACOE). The contact person for assessing cropping history is Sally Griffin at the USDA, 302-678-4182.

Wetland Permitting Information

PLUS application materials indicate that wetlands have been delineated (presumably a field delineation). This delineation should be verified by the Army Corps of Engineers through the Jurisdictional Determination process. Please note that impacts to palustrine wetlands are regulated by the Army Corps of Engineers through Section 404 of the Clean Water Act. In situations where the applicant believes that the delineated wetlands on the parcel are nonjurisdictional isolated wetlands, the Corps must be contacted to make the final jurisdictional assessment. They can be reached at 302-736-9763.

Individual 404 permits and certain Nationwide Permits from the Army Corps of Engineers also require 401 Water Quality Certification from the DNREC Wetland and Subaqueous Land Section and Coastal Zone Federal Consistency Certification from the DNREC Division of Soil and Water Conservation, Delaware Coastal Programs Section. Each of these certifications represents a separate permitting process. To find out more about permitting requirements, the applicant is encouraged to attend a Joint Permit Process Meeting. These meetings are held monthly and are attended by federal and state resource agencies responsible for wetland permitting. Contact Denise Rawding at (302) 739-9943 to schedule a meeting.

Impervious Cover

Research has consistently shown that once a watershed exceeds a threshold of 10 percent imperviousness, water and habitat quality irreversibly decline. Based on analyses of 2002 aerial photography by the University of Delaware, the Inland Bays watershed had about 8.7 percent impervious cover. Although this data is almost 4 years old and likely underestimated, it illustrates the importance of a proactive strategy to mitigate for predictable and cumulative environmental impacts. Since the amount of imperviousness generated by the project (approximately 39%) will far exceed the desirable watershed threshold of 10 percent, the applicant is strongly advised to pursue best management practices (BMPs) that mitigate or reduce some of the most likely adverse impacts. Reducing the amount of surface imperviousness through the use of pervious paving materials in lieu of asphalt or concrete in conjunction with an increase in forest cover via preservation or additional tree plantings, are examples of practical BMPs that could easily be implemented to reduce surface imperviousness.

ERES Waters

The project is located adjacent to receiving waters of Inland Bays designated as waters having Exceptional Recreational or Ecological Significance (ERES). ERES waters are recognized as special assets of the State, and shall be protected and/ or restored, to the maximum extent practicable, to their natural condition. Provisions in Section 5.6 of Delaware's "Surface Water Quality Standards" (as amended July 11, 2004), specify that all designated ERES waters and receiving tributaries develop a "pollution control strategy" to reduce non-point sources of nutrient runoff through implementation of Best Management Practices (BMPs). BMPs as defined in subsection 5.6.3.5 expressly authorize the Department to provide standards for controlling the addition of pollutants and reducing them to the greatest degree practicable, or where attainable, to a standard requiring no discharge of pollutants.

TMDLs

Total Maximum Daily Loads (TMDLs) for nitrogen and phosphorus have been promulgated through regulation for the Inland Bays Watershed. A TMDL is the maximum level of pollution allowed for a given pollutant below which a "water quality limited water body" can assimilate and still meet water quality standards to the extent necessary to support use goals such as swimming, fishing, drinking water and shell fish harvesting. Although TMDLs are required by federal law, states are charged with developing and implementing standards to support these desired use goals. The project is located in the **high** nutrient reduction area requiring an 85 and 65 percent reduction in both nitrogen and phosphorus.

TMDL Compliance through the PCS

The proposed pollution control strategy will require the completion of a nutrient budget to estimate nutrient load changes following development. Documentation of these load changes will be assessed through a nutrient budget protocol. The nutrient budget protocol is a computer-based model that quantifies post-development nutrient loading under a variety of land use scenarios in combination with a variety (or absence) of BMP types and intensities. The post-development loading rate is then compared with the pre-development loading rate to assess whether the project meets the prescribed TMDL nutrient load reductions. Based on a preliminary evaluation of the project using this model, the development as currently conceived **does not** meet the prescribed TMDL nutrient reduction requirements for nitrogen and phosphorus. The applicant should realize that extensive forest-land clearing, little or no wetland buffering, and the creation of large amounts of impervious cover can increase nutrient runoff significantly above the acceptable and/or prescribed TMDL reduction levels. It is recommended that the applicant consider some of the above-suggested BMPs in conjunction with other design changes to ensure that reductions are attained. The applicant should verify the project's compliance with the specified TMDL loading rates by running the model. Contact Lyle Jones of Watershed Section at 302-739-9939 for the acceptable model protocol.

Water Supply

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation. All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Potential Contamination Sources exist in the area, and any well permit applications will undergo a detailed review that may increase turnaround time and require site specific conditions/recommendations. In this case, there are two Underground Storage Tanks within 1000 feet of this project: Three Bells Market and Cheer Trans Home Service. For questions concerning these comments, please contact Rick Rios at 302-739-9944.

Sediment and Erosion Control/Stormwater Management

A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. The plan review and approval as well as construction inspection will be coordinated through the Sussex Conservation District. Contact Sussex Conservation District at (302) 856-7219 for details regarding submittal requirements and fees. A Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity must be submitted to DNREC Division of Soil and Water Conservation along with the \$195 NOI fee prior to plan approval.

Applying practices to mimic the pre-development hydrology on the site, promote recharge, maximize the use of existing natural features on the site, and limit the reliance on structural stormwater components, such as maintaining open spaces, should be considered in the overall design of the project as a stormwater management technique. Green Technology BMPs must be given first consideration for stormwater quality management. Each stormwater management facility should have an adequate outlet for release of stormwater. It is strongly recommended that the applicant contact the reviewing agency to schedule a preliminary meeting to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion.

Forest Preservation

According to information presented, the applicant intends to remove over 77% (approximately 7.7 of 10 acres) of the forest cover. This amount of forest cover removal is excessive and should be reduced. Research has consistently shown that the clearing or subdividing a larger continuous forest into smaller fragments or blocks (fragmentation) results in substantial degradation of water and habitat quality within a given watershed. Since deforestation and its impacts are cumulative at the watershed scale, efforts to protect the remaining forest remnants is essential for maintaining the watershed's environmental integrity. The Watershed Assessment Section strongly recommends that the applicant consider redesigning the project with a greater emphasis on forest cover preservation than currently proposed.

Underground Storage Tanks

There are four inactive LUST sites located near the proposed project:
Cheer Trans Home Service, Facility # 5-000388, Project # S8901001
Georgetown State Service, Facility # 5-000701, Project #s S9207175 and S9306114,
Georgetown Service Center, Facility # 5-000825, Project # S9511278

DelDOT South District Headquarters, Facility # 5-000408, Project #s S9507156, S9707099, and S0004044

There are two active LUST sites located near the proposed project:

3 Bells Market, Facility #5-000248, Project # S9401005

Artcraft Lighting Center, Facility # 5-000753, Project # S8905242

No environmental impact is expected from these sites. However, should any underground storage tank or petroleum contaminated soil be discovered during construction, the Tank Management Branch must be notified as soon as possible. It is not anticipated that any construction specifications would be need to be changed due to petroleum contamination. However, should any unanticipated contamination be encountered and PVC pipe is being utilized, it will need to be changed to ductile steel with nitrile rubber gaskets in the contaminated areas.

Solid Waste

Each Delaware household generates approximately 3,600 pounds of solid waste per year. On average, each new house constructed generates an additional 10,000 pounds of construction waste. Due to Delaware's present rate of growth and the impact that growth will have on the state's existing landfill capacity, the applicant is requested to be aware of the impact this project will have on the State's limited landfill resources and, to the extent possible, take steps to minimize the amount of construction waste associated with the development.

Air Quality

Once complete, vehicle emissions associated with this project are estimated to be 7.3 tons (14,581.5 pounds) per year of VOC (volatile organic compounds), 6.0 tons (12,072.5 pounds) per year of NOx (nitrogen oxides), 4.5 tons (8,907.3 pounds) per year of SO2 (sulfur dioxide), 0.4 ton (792.9 pounds) per year of fine particulates and 609.9 tons (1,219,724.6 pounds) per year of CO2 (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 2.9 tons (5,881.4 pounds) per year of VOC (volatile organic compounds), 0.3 ton (647.1 pounds) per year of NOx (nitrogen oxides), 0.3 ton (537.0 pounds) per year of SO2 (sulfur dioxide), 0.3 ton (693.0 pounds) per year of fine particulates and 11.9 tons (23,841.8 pounds) per year of CO2 (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 1.2 tons (2,331.0 pounds) per year of NOx (nitrogen oxides), 4.1 tons (8,107.7

pounds) per year of SO₂ (sulfur dioxide) and 597.9 tons (1,195,882.8 pounds) per year of CO₂ (carbon dioxide).

	VOC	NO _x	SO ₂	PM _{2.5}	CO ₂
Mobile	7.3	6.0	4.5	0.4	609.9
Residential	2.9	0.3	0.3	0.3	11.9
Electrical Power		1.2	4.1		597.9
TOTAL	10.2	7.5	8.9	0.7	1219.7

For this project the electrical usage via electric power plant generation alone totaled to produce an additional 1.2 tons of nitrogen oxides per year and 4.1 tons of sulfur dioxide per year. A significant method to mitigate this impact would be to require the builder to construct Energy Star qualified homes. Every percentage of increased energy efficiency translates into a percent reduction in pollution. Quoting from their webpage, <http://www.energystar.gov/>: “ENERGY STAR qualified homes are independently verified to be at least 30% more energy efficient than homes built to the 1993 national Model Energy Code or 15% more efficient than state energy code, whichever is more rigorous. These savings are based on heating, cooling, and hot water energy use and are typically achieved through a combination of:

building envelope upgrades,
high performance windows,
controlled air infiltration,
upgraded heating and air conditioning systems,
tight duct systems and
upgraded water-heating equipment.”

The energy office in DNREC is in the process of training builders to make structures more energy efficient. The Energy Star Program is excellent way to save on energy costs and reduce air pollution. DNREC highly recommends the project development and other residential proposals increase the energy efficiency of homes and that the home builders offer geothermal and photo voltaic energy options. Applicable vehicles should use retrofitted diesel engines during construction. The development should provide tie-ins to the nearest bike paths, links to mass transit, and fund a lawnmower exchange program for new occupants.

State Fire Marshal’s Office – Contact: Duane Fox 302-856-5800

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal’s Office. At the time of formal submittal,

the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Mercantile)
- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Business and Townhouses)
- Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq.ft., 3-stories or more or over 35 feet, or classified as High Hazard, must meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR
- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

c. **Accessibility**

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from South Bedford Street must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The

minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.

- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

d. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Townhouse 2-hr separation wall details shall be shown on site plans
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from www.delawarestatefiremarshal.com, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Milton Melendez 698-4500

Neither the Delaware Department of Agriculture nor the Delaware Forest Service has any objections to the Bedford Village application. The site is located on a long-range

designated controlled development area. The *Strategies for State Policies and Spending* encourage responsible development within a Investment Level 1 Areas. The site is a part of a “good recharge” area. The State of Delaware has mapped all ground water potential recharge areas. A “good” rating is the second highest rating and designates an area as having important groundwater recharge qualities. Maintaining pervious cover in “Excellent” and “Good” recharge areas is crucial for the overall environmental health of our state and extremely important to efforts which ensure a safe drinking water supply for future generations. Retention of pervious cover to ensure an adequate future water supply is also important for the future viability of agriculture in the First State. The loss of every acre of land designated as “excellent” and “good” recharge areas adversely impacts the future prospects for agriculture in Delaware.

Right Tree for the Right Place

The developer is encouraged to use the “Right Tree for the Right Place” for any design considerations. This concept allows for the proper placement of trees to increase property values in upwards of 25% of appraised value and will reduce heating and cooling costs on average by 20 to 35 dollars per month. In addition, a landscape design that encompasses this approach will avoid future maintenance cost to the property owner and ensure a lasting forest resource.

Native Landscapes

The developer is encouraged to use native trees and shrubs to buffer the property from the adjacent land-use activities near the site. A properly designed forested buffer can create wildlife habitat corridors and improve air quality to the area by removing six to eight tons of carbon dioxide annually and will clean our rivers and creeks of storm-water run-off pollutants. To learn more about acceptable native trees and how to avoid plants considered invasive to local landscapes, please contact the Delaware Department of Agriculture Plant Industry Section at (302) 698-4500.

Tree Mitigation

The developer is encouraged to implement a tree mitigation program to replace trees at a 1:1 ratio within the site and throughout the community. This will help to meet the community’s forestry goals and objectives and reduce the environmental impacts to the surrounding natural resources. To learn more, call (302) 349-5754.

Public Service Commission - Contact: Andrea Maucher 739-4247

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact Malak Michael at (302) 739-4247.

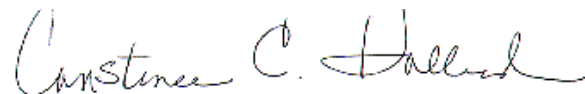
Delaware State Housing Authority – Contact Jimmy Atkins 739-4263

The proposal is to develop 95 units and 30,000 square feet of commercial space in Georgetown. According to the *Strategies for State Policies and Spending*, the proposal is located in an Investment Level 2 area. DSHA supports the proposal because residents will have proximity to services, markets, and employment opportunities. The proposal also targets first-time homebuyers. According to real estate data collected by DSHA, the median home price in Georgetown is \$215,789. However, families earning 80% of Sussex County's median income only qualify for mortgages of \$142,040. The provision of units within reach of families earning at least 80% of Sussex County's median income will help increase housing opportunities for first-time homebuyers.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in dark ink, appearing to read "Constance C. Holland". The signature is fluid and cursive, with the first name "Constance" being more prominent.

Constance C. Holland, AICP
Director

CC: Debbie Pfiel, Town of Georgetown